

PLANNING REF : 242665
PROPERTY ADDRESS : 1 Loxwood Close
: Reading, Berkshire
: RG7 1BX
SUBMITTED BY : Dr Sophie Harris-Watkins
DATE SUBMITTED : 29/10/2024

COMMENTS:

Objection to Planning Application for Development Near Grazeley Road

Resident Statement: I have resided close to the proposed development site since 2001 and have witnessed a progressive increase in flooding due to successive housing developments. Each new build has further strained the area's drainage capacity. The byway adjacent to the proposed site is virtually impassable in wet conditions, and the fields earmarked for construction are consistently waterlogged. Mitigating flood risk is critical; ignoring it will worsen the problem, as demonstrated by the unresolved drainage issues in the nearby Mitford Fields development.

Traffic and Infrastructure Concerns: Grazeley Road currently suffers from severe wear, particularly between Basingstoke Road and Tabby Drive, where potholes and road damage go unaddressed. The addition of construction vehicles and increased residential traffic will accelerate this deterioration, causing heightened congestion. Peak-hour traffic at the Grazeley Road/Basingstoke Road junction and the A33 is already significant, and the proposed development will exacerbate delays.

Furthermore, public transport access and schooling options are insufficient for the increased population. No primary school exists within walking distance, meaning residents will rely on cars to transport children to and from school, compounding traffic concerns.

Environmental and Community Impact: The site is one of the few remaining green spaces supporting local wildlife threatened by encroaching development. The loss of this habitat would diminish biodiversity, impacting species that have relied on this ecosystem for generations.

Strain on Community Services: The area lacks sufficient infrastructure to accommodate the increased population. Existing healthcare facilities, including GP and dental practices, are stretched thin, resulting in unacceptable wait times for residents. While the council may defer responsibility for NHS service provision, it is accountable for approving developments in areas already lacking adequate infrastructure.

Conclusion: I strongly oppose this application. Allowing this development would create disproportionate adverse effects on local flooding, road safety, traffic congestion, and the availability of essential services, ultimately reducing the quality of life for current and future residents.